

CITY OF MEDINA
Planning Commission Meeting

February 7, 2006
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Mark Nelson called the Planning Commission meeting of February 7, 2006, to order at 7:03 pm.

ROLL CALL

Present: Holly Greenspoon, Bret Jordan, Mark Nelson, Judie O'Brien, Debra Ricci, and Gerry Zyfers

Staff Present: Joseph Gellings, Director of Development Services; Tim Tobin, Engineering Consultant; Robert Rohrbach, Building Official; and Rachel Baker, Administrative Assistant

ANNOUNCEMENTS

Gellings said the city council intends to discuss planning commission appointments during an executive session at the February 13, 2006 council meeting, and would anticipate holding chair and vice chair elections during March meeting if vacant position has been filled.

MINUTES

Zyfers noted date in December 6, 2005 minutes should be corrected in adjournment motion to reflect correct meeting date.

MOTION JORDAN AND SECOND RICCI TO ACCEPT MEETING MINUTES:

- December 6, 2005 as corrected
- January 10, 2006

MOTION PASSED 6-0; 7:06 PM.

PUBLIC HEARINGS

Construction Mitigation Plan (CMP), Level 2 (7:07 pm)
C-1172; 8636 Northeast Seventh Street, Medina 98039

Nelson opened the public hearing.

Tobin read Staff Report and recommended approval of project with conditions as indicated in report.

*David Luaulu, Contractor, Regency West Luxury Homes
13555 Southeast 36th Street #103, Bellevue WA 98006 (7:08 pm)*

After affirming an oath of testimony, Mr. Luaulu stated he would agree to conditions read in staff report for construction mitigation plan approval. Mr. Luaulu confirmed the house would be built for speculation.

Tobin and Mr. Luaulu answered commission questions pertaining to sound wall and storm drainage.

Mrs. J. Blue, Resident, 8642 Northeast Seventh Street, Medina (7:13 pm)

Following oath affirmation, Mrs. Blue conveyed she resides in residence just east of proposed project and addressed questions to contractor and staff regarding storm drainage, elevation change and sound wall.

Ms. Blue agreed to proposed language requiring sound wall construction and providing city written notification requesting such.

Commission entered into discussion following public comment.

Nelson closed the public hearing at 7:31 pm.

MOTION ZYFERS AND SECOND JORDAN TO APPROVE CMP, C-1172, AS PROPOSED AND RECOMMENDED BY STAFF WITH THE FOLLOWING ADDITIONAL CONDITIONS:

- Plywood sound wall up to ten feet in height shall be constructed along a portion of the east property line within seven days of the city's receipt of written notice from eastern neighbor.
- Delete last sentence of paragraph four in staff report.
- Generalized landscape plan shall be developed and included with the final CMP.

MOTION PASSED 6-0, 7:35 PM.

Construction Mitigation Plan (CMP), Level 2 (7:36 pm)

C-1112; 8711 Ridge Road, Medina 98039

Tobin read Staff Report recommending approval of project with conditions as indicated in report. Tobin clarified typographical error in condition one, explaining the screening and buffering would be along the southwest or southeast property line.

Commissioners discussed staff report conditions.

Nelson opened public hearing at 7:47 pm.

*Ronald Reed, The Reed Architects
759 North 74th Street #2, Seattle 98103 (7:47 pm)*

Mr. Reed affirmed to oath administered and agreed to conditions outlined in staff report. Mr. Reed stated the proposed 14-month project would demolish and redesign existing structure and conform to city regulations. He further testified that no trees would be removed from current landscaping. Mr. Reed identified construction access, parking, material storage/usage, solo truck route, and sewage and storm drain installation.

Mr. Reed responded to commission inquiries.

Steven Smith, Resident, 309 Upland Road, Medina (8:09 pm)

Mr. Smith addressed concerns regarding construction property access and stated his driveway would not support construction traffic, explaining that the materials located there are extensive and would be difficult to locate and replace if damaged. Mr. Smith expressed concern regarding impacts to utilities and potential damage to his rare and expensive landscaping located in the right-of-way.

Mr. Smith offered alternative to storm drain installation, asking it occur in opposite right of way. Discussion followed among commissioners, agent and neighbor. Mr. Reed agreed to look into installation alternatives. A lengthy discussion followed regarding Smith's landscaping and utilities installation.

MOTION JORDAN AND SECOND GREENSPOON TO APPROVE CMP, C-1112, AS PROPOSED AND RECOMMENDED BY STAFF WITH THE FOLLOWING ADDITIONAL CONDITIONS:

- Screening and buffering would be along southwest property line.
- Preferable location for storm drain extension is in right-of-way on east side of Upland Road. Contractor shall provide southern neighbor with a minimum of 48-hours notice prior to start of trenching across driveway entrance in Upland Road right-of-way. Contractor shall minimize length of time driveway is impassable to the absolute minimum necessary.
- If storm drain installed in right-of-way on west side of Upland Road, applicant shall provide a warranty for health of disturbed plants for one-year from date of replanting.
- Contractor shall keep all construction vehicle traffic off private driveways neighboring site.
- Existing hedge shall remain along Upland Road, except where it must be removed for utility installation and construction parking, until final landscaping.
- Name of CMP manager and contact information shall be added to plan.
- Approval of CMP with outlined changes must first be approved by city attorney for compliance with existing agreements in place by affected properties surrounding site before set forth as approval by planning commission.

MOTION PASSED 4-0-2 (NELSON AND RICCI ABSTAINED), 9:19 PM.

Nelson requested a report by the city attorney be provided at next meeting, and Gellings agreed.

Nelson called for a break at 9:21 pm and called the meeting back to order at 9:39 pm.

DISCUSSION

Building Permit Triggers (9:39 pm)

Rohrbach expanded on proposal drafted referencing 12 exemption items and recommended planning commission forward to city council for adoption. Rohrbach explained the items are either directly from the International Residential Code (IRC) and/or the International Building Code (IBC) or may be paraphrased to consolidate information and work with Medina's zoning code. Discussion followed.

MOTION RICCI AND SECOND JORDAN TO ADOPT RECOMMENDATIONS STAFF PROVIDED IN DRAFT CODE REVISION, MOTION PASSED 6-0; 9:55 PM.

Commissioners consented to recommend against a neighbor consent form.

Nonconforming Envelopes (9:57 pm)

Gellings defined nonconforming envelope allowance as either code-based or melded with existing minor deviation program, utilizing a discretionary hearing process to review cases.

Following discussion, commission concluded the discretionary system would be preferred, and recommended combining minor deviations and nonconforming envelopes together.

Gellings indicated he would put into ordinance language and Nelson recommended commission test language against the six examples given to commission previously.

ADJOURNMENT

MOTION JORDAN AND SECOND ZYFERS TO ADJOURN FEBRUARY 7, 2006, PLANNING COMMISSION MEETING, MOTION PASSED 6-0, 10:24 PM.

The Planning Commission meeting of February 7, 2006, adjourned at 10:24 pm.

The next Planning Commission meeting is scheduled for Tuesday, March 7, 2006, at 7:00 pm.

Minutes taken by:

Rachel Baker
Administrative Assistant